

31 July 2020

Jennifer Atkinson

Planning Building and Licensing
Manchester City Council
P.O. Box 532
Town Hall
Manchester
M60 2LA

Dear Jen

LAND OFF GREAT DUCIE STREET, MANCHESTER (PERMISSION REF: 124995/FO/2019) – NON-MATERIAL AMENDMENT APPLICATION (PLANNING PORTAL REF: PP-08946966)

Avison Young (“AY”) has been instructed on behalf of the LTE Group (“the Applicant”) to submit a non-material amendment application under Section 96A of the Town and Country Planning Act (1990) in relation to full planning permission (ref: 124995/FO/2019), for a new educational building on land off Great Ducie Street (“the site”).

The application has been submitted electronically via the Planning Portal (reference: PP-08946966). A BACS payment for the requisite application fee of £259 (including £25 administration fee) has been made to the planning portal from Avison Young.

Background

The application site extends to 0.88 hectares (2.18 acres) and currently comprises an operational surface car park. The site is bound by existing parking areas to the north and east, by New Bridge Street to the south and by Great Ducie Street to the west.

Planning permission was granted on 19 December 2019 for the following development at the site:

“Erection of a five storey educational building (18495 sqm) (Use Class D1) with associated access, servicing, landscaping, public realm and other associated works following removal of existing car park.”

This application proposed the development of a new educational building for use by The Manchester College and UCEN Manchester.

This Section 96A Application

The Applicant is now moving into the detailed design stage of the development. However, in progressing to this stage, it has been

recognised by the design team that the approved scheme would benefit from slight amendments to its design.

The project team previously provided a presentation document illustrating the proposed changes using cloud annotations. This application is supported by a further document providing updated planning drawings (SimpsonHaugh Ref: CC-SHP-ZZ-XX-RP-A-9092) which, assuming the amendments are approved, should supersede those consented under the detailed planning application.

For clarity, we also set out these non-material amendments below:

Roof Level

- Configuration of lift enclosure and boiler room amended to suit MEP requirements and reflect change to the internal core position.
- Plant screen increased as a result of MEP requirements to ensure large items of kit are hidden. Any smaller items outside the screen areas would not be visible from ground level.

Landscape

- Kerb lines to service yard altered to allow lorry access.
- 1m tall rail provided around disabled parking spaces/area, in line with Secure by Design recommendations.
- Provision of a dust extract on north elevation (serving internal workshop area).

North Elevation

- Additional doors provided onto external landscape at level 00 which have been relocated from the east elevation due to the internal core moving.
- Door colour changed from gold to black

South & East Elevations

- Revolving door to HE entrance moved from south elevation (New Bridge Street) to east elevation (Green Strip) at level 01. This is required to allow level access rather than stepped.
- Curtain walling to south elevation moved very slightly outwards at HE entrance to prevent rough sleeping on the 'shelf' below the curtain walling.

West Elevation

- Change in the door configuration at level 00 due to general development of internal reception and restaurant area.
- Change in door colour from gold to black as the design team have not been able to find anodised gold doors that would conform to SBD standards.
- Additional transom added at level 01 for part of curtain wall extent. This is required to ensure that necessary acoustic requirements can be achieved.
- Entrance surround changed from a pre-cast surround to a Corium faced surround with black aluminium to the soffit only. The reveal is in Corium.

Window matrix and window elevations

- Matrix developed in line with curriculum activities behind relevant windows. Where changes are necessary, in most cases this comprises different window types with the bottom 1100mm back-painted so that a desk can be positioned against the window.
- Windows to the stair lobbies have been developed to have additional transoms to achieve the clear area for the smoke AOV.

Summary

We trust the above details and accompanying document is sufficient to validate the application to allow you to progress it towards determination at your earliest convenience, but should you have any queries or require further information, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'E. Harvey'.

Ed Harvey
Associate
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For and on behalf of Avison Young

Enc: Non Material Amendment Drawings Pack (SimpsonHaugh Ref: CC-SHP-ZZ-XX-RP-A-9092)